



*John T. Auburger*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JUNE 1, 2010**

#### **General Information:**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

#### **Roll Call:**

**Albert F. Meilutis, Chairman**

**Michelle M. Betters**

**Diana M. Christodaro**

**Randy T. Jensen**

**William F. Murphy**

**John J. Riley**

**Christopher A. Schiano, Deputy Town Attorney**

**Ivana Frankenberger, Planning Assistant**

**Mary Jo Santoli, Secretary to the Zoning Board**

#### **Pledge of Allegiance**

**Additions/Deletions to the Agenda**

**Announcements**

BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2010

**OLD BUSINESS:**

- 1. Applicant:** Scott A. Solveson  
**Location:** 1521 Latta Road  
**Mon. Co. Tax No.:** 046.14-9-5  
**Zoning District:** R1-12 (Single-Family Residential)  
**Request:** a) An area variance for a proposed accessory structure (detached garage) to have an overall height of 23.0 ft., instead of the 17.0 ft. maximum permitted. Sec. 211-11 E, Table I  
b) An area variance for all existing and proposed accessory structures (including attached garage) totaling 2520 sq. ft., where 1250 sq. ft. is the maximum gross floor area permitted for lots over one acre in area. Sec. 211-11 E (1), Table I  
c) An area variance for total gross floor area of proposed accessory structures and existing attached garage on the premises (2520 sq. ft.) exceeding the total area of the principal structure (2002 sq. ft.) on the premises. Sec. 211-11 E (1), Table I
- 2. Applicant:** LiDestri Foods, Inc.  
**Location:** 1000 Lee Road  
**Mon. Co. Tax No.:** 089.04-1-2.101/642  
**Zoning District:** IG (General Industrial)  
**Request:** a) An area variance for a proposed (west side) second building-mounted sign, with a sign area of 66.0 sq. ft., instead of the one (1) 125.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a) & Sec. 211-52 B (2)(c)[1], Table VII  
b) An area variance for a proposed second freestanding sign, with a sign area of 106.0 sq. ft., instead of the one (1) 120.0 sq. ft. building-mounted sign permitted. Sec. 211-52 (1)(a)[2] & Sec. 211-52 B (1)(d), Table VI

BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2010

**NEW BUSINESS:**

- 1. Applicant:** Daniel M. Zarcone  
**Location:** 235 West Bend Drive  
**Mon. Co. Tax No.:** 045.02-2-53  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance for all existing and proposed accessory structures (including attached garage) totaling 1064 sq. ft., where 800 sq. ft. is the maximum gross floor area permitted for lots up to 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I
  
- 2. Applicant:** Craig W. Welker  
**Location:** 123 Conrad Drive  
**Mon. Co. Tax No.:** 060.74-2-35  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance for a proposed principal structure addition (totaling approximately 220 sq. ft.), to have a proposed (south) side setback of 4.4 ft., instead of the 6.0 ft. minimum setback. Sec. 211-11 D (2), Table I
  
- 3. Applicant:** David M. Kramer  
**Location:** 220 Verstreet Drive  
**Mon. Co. Tax No.:** 075.06-6-56  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance for a proposed deck (totaling approximately 348 sq. ft.), to be partially located in a side yard, where accessory structures, including decks, are permitted in rear yards only; and for said deck to have a proposed (south) side setback of 6.5 ft., instead of the 7.5 ft. minimum required. Sec. 211-11 E (1), Table I; Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2010

4.    **Applicant:**               Bruce Darling  
      **Location:**             267 Lake Shore Drive  
      **Mon. Co. Tax No.:** 017.06-2-21  
      **Zoning District:** R1-12 (Single-Family Residential)  
      **Request:**             An area variance for a proposed accessory structure (shed; 198 sq. ft.) as a principal structure on a lot. Sec. 211-5 (Structure, Accessory)
- 
5.    **Applicant:**               Charles S. Arena, Sr.  
      **Location:**             2450 Edgemere Drive  
      **Mon. Co. Tax No.:** 026.15-1-57  
      **Zoning District:** R1-E (Single-Family Residential)  
      **Request:**             a) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to be located in a (west) side yard, where accessory structures, including cabanas, are permitted in rear yards only. Sec. 211-11 E (3)  
                                  b) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to have a (west) side setback of 1.1 ft., instead of the 6.8 ft. minimum required. Sec. 211-11 E (1), Table I  
                                  c) An area variance for a proposed detached garage (22.0 ft. x 22.0 ft.; 484.0 sq. ft.), to have a rear setback of 20.0 ft. (measured from the centerline of Old Edgemere Drive), instead of the 55.0 ft. minimum required. Sec. 211-11 E (1), Table I  
                                  d) An area variance to allow for a proposed structure (detached garage; 22.0 ft. x 22.0 ft.; 484.0 sq. ft.), being over 3.0 ft. in height above the nearest street grade in a restricted area, as described in Sec. 211-33 A and Sec. 211-33 B (2)(a) (b)(c).  
                                  e) An area variance for proposed lot coverage of 30.7%, instead of the 25% maximum permitted.

BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2010

- 6. Applicant:** Long Pond Property, LLC  
**Location:** 470 Long Pond Road  
**Mon. Co. Tax No.:** 045.01-1-6.101  
**Zoning District:** BP-2 (Professional Office)  
**Request:** a) An area variance for an existing freestanding sign with a sign area of 72.1 sq. ft., instead of the 40.0 sq. ft. maximum permitted. Sec. 211-52 B (1)(d), Table I  
b) An area variance for 2 directional signs with a sign area of 10.0 sq. ft. each, instead of the 5.0 sq. ft. each permitted. Sec. 211-52 B (3)(b)[1]  
c) An area variance for a proposed promotional banner with a sign area of 30.0 sq. ft., instead of the 20.0 sq. ft. maximum permitted; and for said banner to have a duration of 18 months, instead of the maximum 30 days permitted. Table V (Regulations for Permitted Temporary Signs)
- 6. Applicant:** Sylvan Learning Center  
**Location:** 1600 West Ridge Road  
**Mon. Co. Tax No.:** 074.20-1-10  
**Zoning District:** BR (Restricted Business)  
**Request:** An area variance for a proposed (south side) building-mounted sign, with a sign area of 31.5 sq. ft., instead of the one (1) 24.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(c)[1], Table VII

**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

**APPROVAL OF MINUTES**

**ADJOURNMENT**

J:\ZoningBoard\Agendas\2010 Agendas\Agenda Jun 1 10.doc